Judge:	Hon. Marc L. Barreca
Chapter:	Chapter 7
Hearing Date:	October 19, 2012
Hearing Time:	9:30 a.m.
Hearing Site:	U.S. Courthouse 700 Stewart Street, #7106 Seattle, WA 98101-1271
Response Date:	October 12, 2012

UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Case No. 10-19817 DECLARATION OF ROB MIDDLETON IN SUPPORT OF TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 773 METRO WAY, REDDING CALIFORNIA FREE AND CLEAR OF LIENS, INTERESTS AND ENCUMBRANCES PURSUANT SO SECTION 363 OF THE BANKRUPTCY CODE

ROB MIDDLETON declares under penalty of perjury of the laws of the State of California at follows:

I am over the age of 21 and competent to testify to the matters set forth herein.

On February 25, 2011 a Court order was entered authorizing my employment as the real estate agent for the Chapter 7 Trustee (docket #94).

I am currently a licensed realtor at House of Realty located in Redding, California. I have been a real estate agent for over 35 years in this area.

I previously filed a declaration indicating the value of the Metro Way Property was likely around $160,000.00. At the time I submitted the declaration I had not had the opportunity to see the inside of the house because there appeared to be tenants in the property.

WOOD & JONES, P.S.
303 N. 67th Street
Seattle, WA 98103

Shortly after I filed that declaration I learned that the property manager was Walt Swift of Swift Properties. At the request of the Trustee I contacted the property manager and learned that the tenants of the Metro Way property were vacating.

After the tenants vacate the property I was able to conduct an inspection of the inside of the property. I was dismayed to find that the air conditioner and heat system being totally shot. I figure that is going to cost about $7500 to replace. The inside needs new carpet, paint, some light fixtures and window coverings plus the appliances in the kitchen are questionable at best. Further, there is no power to the house.

I listed the property for sale on September 9, 2012 for a price of $155,000.00. I had numerous inquiries about the Property. However, it appeared that due to the condition of the house that we were going to have to sell to an all cash buyer as financing does not appear to be an option.

I believe the offer to purchase for $140,000, all cash, is the best offer we are going to obtain in its current condition.

Signed and dated this 28th day of September, 2012 in Redding, California.

Rob Middleton

Rob Middleton

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